

Kimmeridge Close Residents Company Limited

Financial Statements for the year ended

31 December 2017

Company Number 01186524

Kimmeridge Close Residents Company Limited

YEAR ENDED 31ST DECEMBER 2017

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Kimmeridge Close Residents Company Limited (Registered number 01186524)

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2017

The Directors submit their report together with the financial statements for the year ended 31st December 2017.

PRINCIPAL ACTIVITIES

The principal activities of the company are to manage, maintain and administer the land and buildings at Kimmeridge Close, Nythe, Swindon.

The terms that the company operates under include:

- a) a head lease entered into between the company and the freeholder
- b) a head-lease between the company as lessor and leaseholders who are entitled to be shareholders
- c) the Memorandum and Articles of Association of the company.

BUSINESS REVIEW

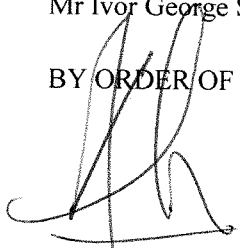
With essential work now complete with new roofs, a secure access system, improvements to the grounds made, communal WiFi and CCTV installed the year provided an opportunity to pause and replenish service charge reserves. At the end of the year the communal areas were re-decorated and new carpets laid in January 2018. Further improvements to the site will be made during 2018.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2017 to the date of this report.

Mr David John Fallis
Mrs Janet Lesley Hawkins
Mr Andrew Ody
Mr Ivor George Stuckley

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MIRPM
Company Secretary
29 January 2018

Registered office:
15 Windsor Road
Swindon
SN3 1JP

www.kimmeridgeclose.co.uk

Kimmeridge Close Residents Company Limited
Registered number 01186524

Income Statement

For the year ended 31 December:-

		2017	2016
	Note	£	£
TURNOVER	2	39,012	39,250
Operating charges	11	(20,338)	(54,090)
OPERATING SURPLUS/(DEFICIT)		18,674	(14,840)
Interest receivable	7	260	1,465
SURPLUS/(DEFICIT) FOR THE FINANCIAL YEAR	8	18,934	(13,375)

Kimmeridge Close Residents Company Limited
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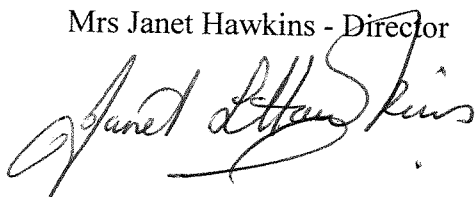
Balancing Statement as at:-

		31 December 2017		31 December 2016	
	Note	£	£	£	£
Current Assets					
Cash at bank		45,780		24,318	
Debtors	3	<u>6,517</u>		<u>6,885</u>	
		52,297		31,203	
Creditors : Amounts falling due within one year	4	(13,970)		(11,810)	
Net Current Assets			38,327		19,393
Total Assets Less Current Liabilities			<u><u>38,327</u></u>		<u><u>19,393</u></u>
Capital and Reserves					
Called up share capital	5	<u>36</u>		<u>36</u>	
Shareholders' funds - equity interests		36		36	
Service charge reserves	8	28,791		15,357	
Designated reserve (roof fund)	8	<u>9,500</u>		<u>4,000</u>	
Service Charge reserves	12	38,291		19,357	
Shareholders' funds		<u><u>38,327</u></u>		<u><u>19,393</u></u>	

- a. For the year ending 31 December 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.
- b. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- c. The directors acknowledge their responsibility for:
- ensuring the company keeps accounting records which comply with Section 386; and
 - preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with the requirements of section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company.

The financial statements were approved by the board of directors on 29 January 2018 and signed on its behalf by:

Mrs Janet Hawkins - Director



Kimmeridge Close Residents Company Limited
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Cash flow statement

		2017	2016
	Note	£	£
Net cash inflow/(outflow) from operating activities	9	21,202	(9,118)
Returns on investments and servicing of finance			
Interest received	7	260	1,465
Increase/(decrease) in cash		<u>21,462</u>	<u>(7,653)</u>

Kimmeridge Close Residents Company Limited (Registered number 01186524)

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2017

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the financial Reporting Standard for Smaller Entities (effective January 2015).

2 TURNOVER

Turnover represents the amounts derived from the provision of services during the year, exclusive of value added tax.

	<u>31.12.17</u>	<u>31.12.17</u>	<u>31.12.16</u>	<u>31.12.16</u>
		£		£
Service Charges		34,812		34,812
Other income:				
Payment discount not taken up	1,860		1,920	
Ground rent	2,340		2,340	
Other income	0	4,200	178	4,438
		<u>39,012</u>		<u>39,250</u>

3 DEBTORS

	<u>31.12.17</u>	<u>31.12.16</u>
	£	£
Trade debtors - <i>outstanding service charges*</i>	898	1,456
Other debtors - <i>due from previous managing agent</i>	3,254	3,234
Prepaid expenses - <i>insurance paid in advance</i>	2,365	2,195
	<u>6,517</u>	<u>6,885</u>

*No 2; £182, No 9; £72, No 13; £354, No 17; £91, No 26; £91, No 27; £54, No 34; £54.

4 CREDITORS: Amounts falling due within one year

	<u>31.12.17</u>	<u>31.12.16</u>
	£	£
Accrued expenses - <i>costs paid after year end</i>	3,627	1,985
Deferred income - <i>lease premium</i>	1,028	0
Other creditors - <i>service charges received in advance</i>	9,315	9,825
	<u>13,970</u>	<u>11,810</u>

5 SHARE CAPITAL

	<u>31.12.17</u>	<u>31.12.16</u>
	£	£
Allotted, called up and paid: ordinary shares of £1 each	36	36

6 RELATED PARTY DISCLOSURES

Mr David John Fallis

During the year the director incurred service charges and ground rent charged by the company of £1,104 (2016: £1,092). At the end of the year £92 was received in advance for 2018 (2016: £91 received in advance of 2017 charges).

Mrs Janet Lesley Hawkins

During the year the director incurred service charges and ground rent charged by the company of £2,208 (2016: £2,184). At the end of the year £108 was due to the company (2016: £441).

Mr Andrew Ody

During the year the director incurred service charges and ground rent charged by the company of £1,104 (2016: £1,092). At the end of the year £182 was due to the company (2016: £182).

Mr Ivor George Stuckley

During the year the director incurred service charges and ground rent charged by the company of £1,104 (2016: £1,092). At the end of the year £nil was due to the company (2016: £nil).

7 INTEREST RECEIVABLE

	<u>31.12.17</u>	<u>31.12.16</u>
	£	£
Bank Interest	244	273
Interest on service charge arrears	16	1,192
	<u>260</u>	<u>1,465</u>

Kimmeridge Close Residents Company Limited (Registered number 01186524)

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2017

8 RECONCILIATION OF RESERVES

	Total	Service Charges allocated as:	
	£	Designated	Non-Designated
	£	£	£
As at 1st January 2017	19,357	4,000	15,357
Surplus for the year	18,934	5,500	13,434
As at 31st December 2017	38,291	9,500	28,791

The Designated Reserve is a sinking fund established to provide funds to maintain the flat roofs. The transfer to reserves will be £5,500 annually from 2017. The directors consider that at that rate of funding the reserve should be sufficient to provide for the costs to the next re-roofing works anticipated in about 2031 at a cost estimated at £86,000.

The directors consider that the company should aim to maintain non-designated service charge reserves at a level similar to two years of service charge income to meet unexpected expenditure requirements and to avoid fluctuations in service charges made to leaseholders from year to year.

9. - 10.

NOTES TO THE CASH FLOW STATEMENT

9 Reconciliation of operating deficit to operating cash flows

	31.12.17	31.12.16
	£	£
Operating surplus/(deficit)	18,674	(14,840)
Decrease in debtors (note 3)	368	1,040
Increase in operating creditors (note 4)	2,160	4,682
Net cash inflow/(outflow) from operating activities	21,202	(9,118)

10 Analysis of changes in cash during the year.

	31.12.17	31.12.16
	£	£
Balance brought forward	24,318	31,971
Net cash inflow/(outflow)	21,462	(7,653)
Balance at year-end	45,780	24,318

11 Detailed Income and Expenditure

	31.12.17	31.12.16
	£	£
Total Income (note 2)	39,012	39,250

Service Charge expenditure:

Insurance	(3,519)	(3,545)
Electricity	(384)	(101)
Cleaning	(1,782)	(1,931)
Window cleaning	(630)	(672)
Grounds maintenance	(4,181)	(4,332)
Costs recovered	-	2,462
Repairs and maintenance:		
Roof repairs	-	(30,080)
Redecoration	(1,620)	-
Door entry and CCTV system	-	(6,616)
Other maintenance	(1,645)	(2,907)
Managing agent fee	(3,530)	(3,430)
Sundry	(59)	(86)
Bank charges refunded and compensation received	-	136
Companies House and data protection fees	(48)	(48)
Accountancy	(600)	(600)
	(17,998)	(600)
Ground rent	(2,340)	(2,340)
Total expenditure	(20,338)	(54,090)

Operating deficit	18,674	(14,840)
Add interest receivable (note 7)	260	1,465
Surplus/(deficit) prior to transfer to reserves	18,934	(13,375)
Transfer to designated reserves (Roof Fund) (note 8).	(5,500)	(4,000)
Transfer to/(from) non-designated service charge reserves (note 8)	13,434	(13,375)